



An
Bord
Pleanála

Case Reference:
ABP-306636-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 361 no. residential units (274 no. houses, 87 no. apartments) and associated site works.

Clonattin, Gorey, Co. Wexford.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

Roads Layout and LAP Roads Objective

Further consideration/justification of the documents as they relate to the specific roads objective that applies to the site under the Gorey Town and Environs Local Area Plan 2017-2023, 'Clonattin Upper Avenue', as set out in the Clonattin Neighbourhood Framework Plan. This objective is to provide a north-south

connection between the Clonattin Road and the Courtown Road, to include existing and proposed routes within the Clonattin Village development.

The proposed development may be premature pending the delivery of this LAP roads objective.

The applicant is to address the delivery, or otherwise of this objective. The following matters are to be addressed in this regard:

- 1) Rationale for the proposed layout with regard to a detailed Traffic and Transport Impact Assessment, to include consideration of the capacity of the junction between Clonattin Village and the Clonattin Road and other relevant junctions in the area;
- 2) Achievement of satisfactory emergency access to the development site;
- 3) Comprehensive response to the concerns of Wexford County Council regarding the roads access from a single junction at Clonattin Road as outlined in the written submission dated 9th March 2020 and at the tripartite consultation meeting on 12th June 2020;
- 4) Compatibility of the proposed layout with other relevant objectives of the Clonattin Neighbourhood Framework Plan as set out in the Gorey Town and Environs Local Area Plan;
- 5) Consistency with DMURS;
- 6) Rationale for proposed parking provision with regard to development plan parking standards and to the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include details of car parking management for the apartments;
- 7) Provision of any necessary upgrade works to the existing Clonattin Village road;
- 8) Achievement of satisfactory vehicular, cycle and pedestrian connections to adjoining zoned lands;
- 9) Road Safety Audit and Quality Audit.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Housing Quality Assessment with regard to the standards set out in the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities. In this regard, the applicant is also advised to submit a Building Lifecycle Report.
2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The report should also demonstrate that the development provides the optimal architectural solution and sustainable development of the site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed height and design strategy having regard to inter alia, national and local planning policy, the site's context and locational attributes.
3. Rationale for proposed childcare provision (or lack of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme.
4. Comprehensive landscaping scheme for the entire site to include (i) tree Survey, Arboricultural Report and Impact Assessment, to provide a detailed survey of trees and hedgerows at the development site and assessment of the quality and quantity of the specimens to be removed, along with measures to protect trees

and hedgerows to be retained during construction; (ii) rationale for proposed public open space provision for the housing development, to include an open space hierarchy, details of play areas and detailed layouts for the public open spaces; (iii) detailed proposals for the linear park at the southern end of the site, to include its ongoing maintenance and management, ecological impacts and consideration of biodiversity enhancement measures and (iv) additional landscaping details including details of hard and soft landscaping, play equipment (if provided), boundary treatments, delineation of public and communal open space provision, pedestrian and cycle facilities, public lighting, car and cycle parking areas and refuse storage areas.

5. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, boundary treatments, road levels, open space levels, SUDS measures, etc. relative to each other and relative to adjacent lands and structures. Also, topographical details and cross sections to indicate the relationship between the development and the watercourse to the south of the site with regard to the protection of the riparian zone as required by development plan policy.
6. A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority.
7. Site Specific Flood Risk Assessment, to include consideration of downstream impacts.
8. Water infrastructure proposals to meet the requirements outlined in the submission on file of Irish Water dated 18th March 2020.
9. AA Screening Report.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Relevant Childcare Committees

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette
Assistant Director of Planning
June, 2020